Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

26 Graham Road, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,500,000

Median sale price

Median price	$1,305,500	Property Type	House	Suburb	Viewbank
Period - From	01/07/2025	to 30/09/2025		Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18 Lena St VIEWBANK 3084	$1,380,000	13/12/2025
2 32 Robern Pde VIEWBANK 3084	$1,451,000	06/12/2025
3 112 Martins La VIEWBANK 3084	$1,465,000	25/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/12/2025 09:21

26 Graham Road, Viewbank Vic 3084

🛏 4   🛁 2   🚗 2

Property Type: House
Land Size: 810 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
September quarter 2025: $1,305,500

Comparable Properties

18 Lena St VIEWBANK 3084 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,380,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments

32 Robern Pde VIEWBANK 3084 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,451,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

112 Martins La VIEWBANK 3084 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,465,000
Method: Private Sale
Date: 25/10/2025
Property Type: House (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011